

**MAJOR UPGRADES
COMPLETED SUMMER 2026**



LEASE RATE \$3.50 PSF NNN

Opportunity

- 154,806 square feet
- Four structures:
A: 21,242 sf | B: 49,882 sf | C: 48,657 sf | D: 35,025 sf
- 18.09 acres
- Ceiling heights to 16'
- Completely renovated by summer 2026
- Rail service possible with Aberdeen & Rockfish Railroad
- Easy access off Hwy. 401
- 18 miles off I-74 | 27 miles off I-95

The Stump Corporation | office 704-332-3535
1300 Baxter Street, Suite 365 | Charlotte, NC 28204

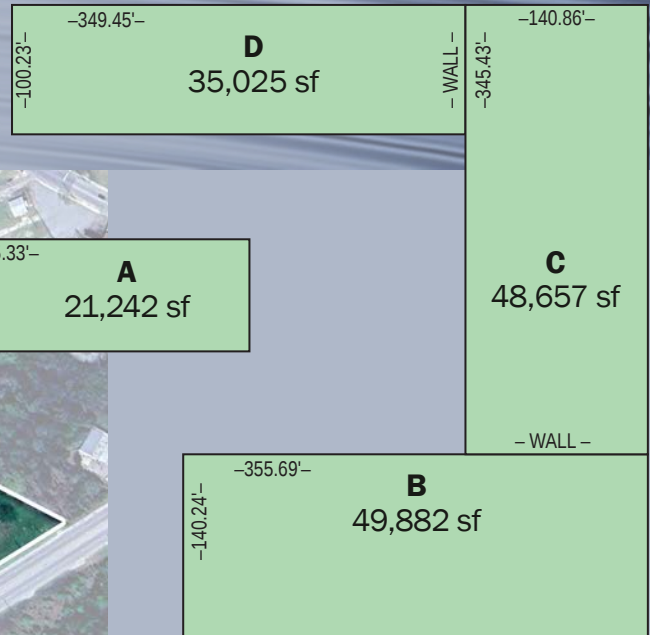
Randy Stump | 704-589-5529 cell | randy@stumpnet.com
John Stump | 704-231-3110 cell | john@stumpnet.com

239 Maple Street
Bennettsville, SC
(Marlboro County)





239 Maple Street Bennettsville, SC



Highlights:

Building Size	154,806	Selling Price	Not applicable
Acreage	18.09	Lease Rate	\$3.50 psf NNN
Office Space	To suit	Age	1970's
Clear Height	Building A: 13', Building B: 16', Building C: 16', Building D: 14'.	Condition	Very Good
Truck Doors	5 Dock high 4 Drive in	Walls	Pre-engineered metal
Dock Doors in Building D:	Four 8' X 10' sectional doors with new 45,000 lb. mechanical pit levelers.	Floors	Concrete
Dimensions	Varied	Roof	Pre-engineered metal
Column Spacing:	Building B - 25' X 60', Building C: 25' X 60', Buildings A & D are clear span (no columns).	Water	City of Bennettsville
Parking	Ample graveled	Sewer	City of Bennettsville
Zoning	Industrial	Electric	Duke Energy
Date Available	Summer 2026	Gas	City of Bennettsville
Last Use	Distribution	Heat	To suit
		Sprinkler	100% Wet
		Lighting	LED
		A/C	To suit



STUMP

Randy Stump | 704-589-5529 cell
John Stump | 704-231-3110 cell

The Stump Corporation | office 704-332-3535
1300 Baxter Street, Suite 365 | Charlotte, NC 28204

All information furnished regarding property for sale or lease is from sources deemed reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, leasing or other conditions, prior sale, prior lease or withdrawal without notice. All square footage (SF) and acreage amounts are estimates subject to verification. No liability of any kind is to be imposed on the Broker herein.